



▶ Helping you navigate the URLA 2020 Implementation at FCM



▶ Keeping you informed through valuable resources



▶ Empowering you for success through knowledge articles, training sessions and more

December 1, 2020

URLA 2020

News & Information

New 1003: Sections 5 – 9 & Lender Information

Section 5: Declarations

This section asks you specific questions about the property, your funding, and your past financial history. This is a big change from the old 1003 format.

New in this section:

- Two sections: 5a: About this Property and Your Money for this loan; 5b: About Your Finances
- Similar questions but new verbiage
- Responses are now radial buttons and not "Y" and "N"
- Dropdown options for some questions
- You will notice more in-depth questions around bankruptcy in the new format.

Section 5: Declarations. This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

A. Will you occupy the property as your primary residence?
 If YES, have you had an ownership interest in another property in the last three years?
 If YES, complete (1) and (2) below:
 (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)?
 (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?

C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?

D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?
 2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?

G. Are there any outstanding judgments against you?

H. Are you currently delinquent or in default on a Federal debt?

I. Are you a party to a lawsuit in which you potentially have any personal financial liability?

J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?

K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?

L. Have you had property foreclosed upon in the last 7 years?

M. Have you declared bankruptcy within the past 7 years?
 If YES, identify the type(s) of bankruptcy: Chapter 7 Chapter 11 Chapter 12 Chapter 13

Section 6: Acknowledgments and Agreements – This section tells you about your legal obligations when you sign this application.

Section 6: Acknowledgments and Agreements. This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers and their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential borrower, (ii) any actual or potential guarantor, (iii) any actual or potential servicer of the Loan, (iv) any actual or potential beneficiary or other interest in the Loan, (v) any mortgagor, (vi) any guarantor, (vii) any servicer of the Loan, and (viii) any other parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.

If this application is created or (re-created into) an Electronic Signature, the originator will click this button for the acknowledgement to print in the disclosures

Section 6. Acknowledgments and Agreements

Acknowledgments and Agreements

signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

Section 7: Military Service – This section asks questions about your (or your deceased spouse's) military service.

Section 7: Military Service. This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

If "No" is selected, this section will not print on the disclosures

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES

If YES, check all that apply:

- Currently serving on active duty with projected expiration date of service/tour ____ / ____ / ____ (mm/dd/yyyy)
- Currently retired, discharged, or separated from service
- Only period of service was as a non-activated member of the Reserve or National Guard
- Surviving spouse

Section 8: Demographic Information – This section asks about your ethnicity, sex, and race.

Section 8: Demographic Information. This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

Hispanic or Latino

Mexican Puerto Rican Cuban

Other Hispanic or Latino – Print origin: _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

Not Hispanic or Latino

I do not wish to provide this information

Sex

Female

Male

I do not wish to provide this information

Race: Check one or more

American Indian or Alaska Native – Print name of enrolled or principal tribe: _____

Asian

Asian Indian Chinese Filipino

Japanese Korean Vietnamese

Other Asian – Print race: _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

Black or African American

Native Hawaiian or Other Pacific Islander

Native Hawaiian Guamanian or Chamorro Samoan

Other Pacific Islander – Print race: _____

For example: Fijian, Tongan, and so on.

White

I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES

Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES

Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

Face-to-Face Interview (includes Electronic Media w/ Video Component) Telephone Interview Fax or Mail Email or Internet

These are new questions on the Demographic Information page.

Section 9 – Loan Originator Information – To be completed by your Loan Originator

Section 9: Loan Originator Information. To be completed by your Loan Originator.

Loan Originator Information

This information will auto fill from the File Contacts information in Encompass

Loan Originator Organization Name _____

Address _____

Loan Originator Organization NMLSR ID# _____ State License ID# _____

Loan Originator Name _____

Loan Originator NMLSR ID# _____ State License ID# _____

Email _____ Phone (____) ____-____

Signature _____ Date (mm/dd/yyyy) ____/____/____

Section 9 – Loan Originator Information – To be completed by your Loan Originator

To be completed by the Lender:
 Lender Loan No./Universal Loan Identifier _____ Agency Case No. _____

Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information

<p>Community Property State</p> <input type="checkbox"/> At least one borrower lives in a community property state. <input type="checkbox"/> The property is in a community property state. <p>Transaction Detail</p> <input type="checkbox"/> Conversion of Contract for Deed or Land Contract <input type="checkbox"/> Renovation <input type="checkbox"/> Construction-Conversion/Construction-to-Permanent <input type="radio"/> Single-Closing <input type="radio"/> Two-Closing Construction/Improvement Costs \$ _____ Lot Acquired Date ____/____/____ (mm/dd/yyyy) Original Cost of Lot \$ _____	<p>Refinance Type</p> <input type="radio"/> No Cash Out <input type="radio"/> Limited Cash Out <input type="radio"/> Cash Out <p>Refinance Program</p> <input type="radio"/> Full Documentation <input type="radio"/> Interest Rate Reduction <input type="radio"/> Streamlined without Appraisal <input type="radio"/> Other _____ <p>Energy Improvement</p> <input type="checkbox"/> Mortgage loan will finance energy-related improvements. <input type="checkbox"/> Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program).
--	---

Project Type Condominium Cooperative Planned Unit Development (PUD) Property is not located in a project

L2. Title Information

<p>Title to the Property Will be Held in What Name(s): _____</p> <p>Estate Will be Held in</p> <input type="radio"/> Fee Simple <input type="radio"/> Leasehold Expiration Date ____/____/____ (mm/dd/yyyy) <p>Manner in Which Title Will be Held</p> <input type="radio"/> Sole Ownership <input type="radio"/> Joint Tenancy with Right of Survivorship <input type="radio"/> Life Estate <input type="radio"/> Tenancy by the Entirety <input type="radio"/> Tenancy in Common <input type="radio"/> Other	<p>For Refinance: Title to the Property is Currently Held in What Name(s): _____</p> <p>Trust Information</p> <input type="radio"/> Title Will be Held by an <i>Inter Vivos (Living)</i> Trust <input type="radio"/> Title Will be Held by a Land Trust <p>Indian Country Land Tenure</p> <input type="radio"/> Fee Simple On a Reservation <input type="radio"/> Individual Trust Land (<i>Allotted/Restricted</i>) <input type="radio"/> Tribal Trust Land On a Reservation <input type="radio"/> Tribal Trust Land Off Reservation <input type="radio"/> Alaska Native Corporation Land
---	--

L3. Mortgage Loan Information

<p>Mortgage Type Applied For</p> <input type="radio"/> Conventional <input type="radio"/> USDA-RD <input type="radio"/> FHA <input type="radio"/> VA <input type="radio"/> Other: _____ <p>Amortization Type</p> <input type="radio"/> Fixed Rate <input type="radio"/> Other (explain): _____ <input type="radio"/> Adjustable Rate <p>If Adjustable Rate: Initial Period Prior to First Adjustment _____ (months) Subsequent Adjustment Period _____ (months)</p> <p>Loan Features</p> <input type="checkbox"/> Balloon/ Balloon Term _____ (months) <input type="checkbox"/> Interest Only / Interest Only Term _____ (months) <input type="checkbox"/> Negative Amortization <input type="checkbox"/> Prepayment Penalty / Prepayment Penalty Term _____ (months) <input type="checkbox"/> Temporary Interest Rate Buydown/Initial Buydown Rate _____ % <input type="checkbox"/> Other (explain): _____	<p>Terms of Loan</p> Note Rate _____ % Loan Term _____ (months) <p>Mortgage Lien Type</p> <input type="radio"/> First Lien <input type="radio"/> Subordinate Lien <p>Proposed Monthly Payment for Property</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>First Mortgage (P & I)</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Subordinate Lien(s) (P & I)</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Homeowner's Insurance</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Supplemental Property Insurance</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Property Taxes</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Mortgage Insurance</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Association/Project Dues (Condo, Co-Op, PUD)</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Other</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>TOTAL</td><td style="text-align: right;">\$ 0.00</td></tr> </table>	First Mortgage (P & I)	\$ _____	Subordinate Lien(s) (P & I)	\$ _____	Homeowner's Insurance	\$ _____	Supplemental Property Insurance	\$ _____	Property Taxes	\$ _____	Mortgage Insurance	\$ _____	Association/Project Dues (Condo, Co-Op, PUD)	\$ _____	Other	\$ _____	TOTAL	\$ 0.00
First Mortgage (P & I)	\$ _____																		
Subordinate Lien(s) (P & I)	\$ _____																		
Homeowner's Insurance	\$ _____																		
Supplemental Property Insurance	\$ _____																		
Property Taxes	\$ _____																		
Mortgage Insurance	\$ _____																		
Association/Project Dues (Condo, Co-Op, PUD)	\$ _____																		
Other	\$ _____																		
TOTAL	\$ 0.00																		

L4. Qualifying the Borrower – Minimum Required Funds or Cash Back

DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ <input type="text"/>
B. Improvements, Renovations, and Repairs	\$ <input type="text"/>
C. Land <i>(if acquired separately)</i>	\$ <input type="text"/>
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$ <input type="text"/>
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</i>	\$ <input type="text"/>
F. Borrower Closing Costs <i>(including Prepaid and Initial Escrow Payments)</i>	\$ <input type="text"/>
G. Discount Points	\$ <input type="text"/>
H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)	\$ 0.00
TOTAL MORTGAGE LOANS	
I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> \$ <input type="text"/> Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> Amount \$ <input type="text"/>	\$ 0.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <i>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</i>	\$ <input type="text"/>
K. TOTAL MORTGAGE LOANS (Total of I and J)	\$ 0.00
TOTAL CREDITS	
L. Seller Credits <i>(Enter the amount of Borrower(s) costs paid by the property seller)</i>	\$ <input type="text"/>
M. Other Credits <i>(Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)</i>	\$ <input type="text"/>
N. TOTAL CREDITS (Total of L and M)	\$ 0.00
CALCULATION	
TOTAL DUE FROM BORROWER(s) <i>(Line H)</i>	\$ 0.00
LESS TOTAL MORTGAGE LOANS <i>(Line K)</i> AND TOTAL CREDITS <i>(Line N)</i>	-\$ 0.00
Cash From/To the Borrower (Line H minus Line K and Line N) NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$ 0.00